

**Foxborough Planning Board
Meeting Minutes
February 11, 2016
McGinty Room, Public Safety Building**

Members Present: John Rhoads, Gordon Greene and Ron Bressé

Members Absent: Kevin Weinfeld and Gary Whitehouse

Also Present: Planning Director Paige Duncan, Staff Planner Gaby Jordan

Planner Report

Ms. Duncan informed the Board that the Town Hall bids came in well under budget during the bid opening recently.

March 24th is the potential date for the Master Plan Implementation Workshop, which would be a regular meeting night. The Recreation Department has offered to advertise it on their website, which has 2500 subscribers in town.

The EDC met again last night; they reviewed the Master Plan goals. Ms. Duncan would like to do a similar presentation for other Boards in town.

The recent Affordable Housing Trust meeting was not well attended; the state housing group was there to make a presentation and have offered to come to a future meeting when more members are available. It needs to be decided if the trust is a one-time thing or if will be a continuing process. There are two different tracks to take depending on if it is to be permanent or not. If it is to be long term, additional funding will be needed. When it was initially proposed, the Advisory Committee wanted a sunset clause built into it, an Article will be presented at Town Meeting to extend the expiration date.

Work has begun at the Ella Hill Playground, the site was recently cleared. The neighbors seem to be happy that it will be rehabbed.

The appeal of the Domain 40B project has been settled. Ms. Duncan has also been working with MassHousing on the finalization of the Nadia Estates 40B project.

Ms. Duncan has been working on Town Meeting Articles and has been informed that an article from a previous Town Meeting has been declared unconstitutional and need to be re-voted; it has to do with the Dexter Road Townhouses on the State Hospital property, Mr. King was to buy a small piece of land to rework the layout of the townhouses. Bill Buckley stated that two years ago Mr. King wanted the town to give him the land; he didn't want to buy it. A placeholder will be placed on the Town Meeting Warrant and Mr. King will be contacted to find out what his intentions were.

Ms. Jordan has five street acceptances for Town Meeting, Sullivan Way, Carleton Lane, and three at Highlawn Farms, Lawton, Plimpton and Mann. A recommendation is needed from the Board.

A motion to recommend Sullivan Way, Carleton Lane, Lawton Lane, Plimpton Road and Mann Lane for acceptance at Town Meeting was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 3-0-0.

The Kraft Group has filed for a Minor Modification at Patriot's Place; it has been scheduled for Feb 22nd.

Ms. Duncan has a conference call scheduled next week with Mass Development regarding Route 1. Ms. Duncan toured the newly renovated Schneider Electric facility today; it is a sight to behold. Ms. Duncan and Ms. Jordan will be meeting with the Beverly Town Planner and the head of their downtown program in a few weeks to discuss downtown strategies.

ANR Garrett Spillane Road

Engineer Bill Buckley came before the Board on behalf of his parents who recently purchased a lot on Garrett Spillane Road from the town auction. They would like to combine part of this parcel with their existing lot to be able to create a second lot; the remaining land would remain unbuildable as there is no vital access. Ms. Duncan has reviewed the plans and has no issues.

A motion to approve the ANR for Garrett Spillane Road was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 3-0-0.

McCabe Master Plan Invoice

This is the final expenses incurred by McCabe Enterprises during the Master Plan process. The invoice needs to be reissued for this fiscal year so it will be held until the next meeting. There are enough funds left to pay the invoice.

Minutes

The Board reviewed the minutes of January 14, 2016.

A motion to approve the minutes of January 14, 2016 as amended was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 3-0-0.

Master Plan Implementation and Priorities

Ms. Duncan would like to discuss the Master Plan Implementation process and find out what the Board's top priorities are. Mr. Rhoads is most concerned with zoning changes on Route 1 in regards to the Water Resource Protection District and the S1 Dimensional Use as well as clarification of the Overlay District. A Zone II study is needed by a consultant. Ms. Duncan stated that the DPW Director is aware of a need for a study and he will try to get it going for Fall

Town Meeting. Mike Stanton has been involved in the Master Plan process through the EDC and is supportive of a study also. Mr. Rhoads other priority is downtown sewer mapping. A joint meeting may need to be held with the Board of Water and Sewer Commissioners, or Ms. Duncan can go to their meeting.

A Strategic Planning Committee could contain members of BWSC, Board of Selectmen, Planning Board and Board of Health. A meeting should be scheduled after the Municipal Conversion meeting on March 8th.

Another concern is the Center Overlay District (FCOD); some items need to be updated. Other items for discussion include aesthetic improvements to downtown including pedestrian improvement and way finding similar to downtown Norwood.

The rest of the Board will be asked for their top five priorities also.

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Diana Gray

Approved by: John B. Rhoads

Date: 4/14/2016